Ellis Brooke

20 Spring Street

, Rugby, CV21 3HH

Offers in excess of £160,000

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Summary

A two bedroom mid terraced property within walking distance to the town centre and Rugby train station. The property has no onward chain and includes, lounge, dining room, kitchen, ground floor and upstairs bathrooms, two double bedrooms and low maintenance garden. A great opportunity for a first time buyer or property investor.

Location

Spring Street is a well established central Rugby location, just a short walk from the town centre and Rugby railway station.

The town offers a mix of well known and independent shops, along with a good choice of cafés and restaurants. Highly regarded schools including Lawrence Sheriff Grammar School and Rugby School are within walking distance, with Rugby High School and other options easily reached.

For commuters, the station is around three minutes on foot, with direct trains to London Euston in about 50 minutes. There is also straightforward access to the M45, M1, M6 and M40, connecting you to Birmingham, Coventry, Leamington Spa and Northampton.

A practical spot for those wanting everyday convenience with strong transport links.

Lounge

10'3 x 10'11 (3.12m x 3.33m)

Enter via uPVC door. uPVC bay window. Radiator. Door into:

Dining Room

10'2 x 11'4 (3.10m x 3.45m)

uPVC window to rear elevation. Radiator. Under stairs cupboard. Door into:

Kitchen

13'11 x 5'10 (4.24m x 1.78m)

A range of base level units. uPVC door to garden. uPVC window to side elevation Space for cooker. Built in sink with mixer tap. Space fridge freezer and washing machine. Tiled splashabacks

Rear lobby

Door into:

Bathroom

5'6 x 5'6 (1.68m x 1.68m)

Bath with mixer taps and shower attachment. Wash hand basin with pedestal and taps. Low flush wc. Window to side elevation. Radiator.

Stairs and Landing

Bedroom One

13'1 x11'4 (3.99m x3.45m)

uPVC Window to rear. Radiator. Door into

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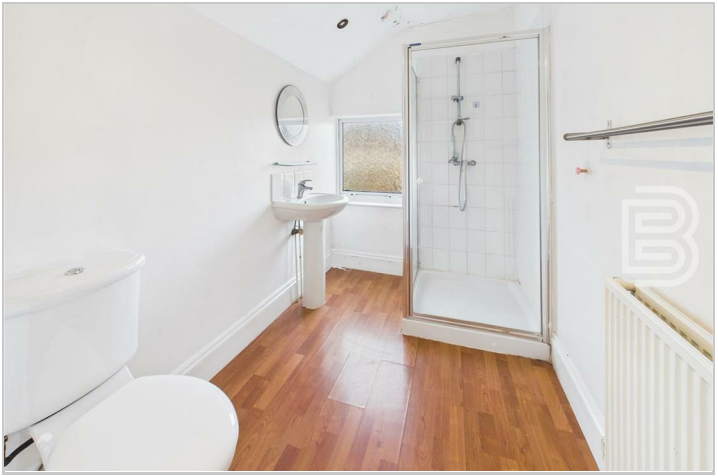
Shower Room
5'11 x 8'10 (1.80m x 2.69m)
Shower With mixer shower. Low flush wc. Wash hand basin With pedestal and mixer tap. Radiator. Window to rear.

Bedroom Two
13'0 x 10'11 (3.96m x 3.33m)
uPVC Window to front. Radiator.

Rear Garden
Fencing to boundaries. Gate to front. Decking area.

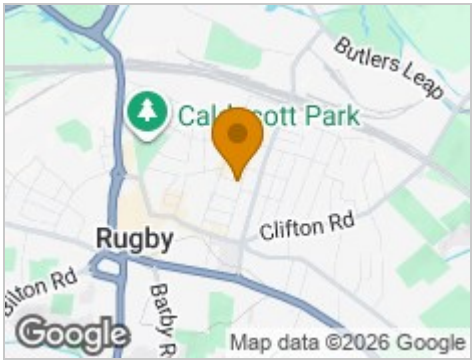
Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Ellis Brooke Estate Agents, they will need to undertake an identification check and be asked to provide information on the source and proof of funds. This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Road Map

Hybrid Map

Terrain Map

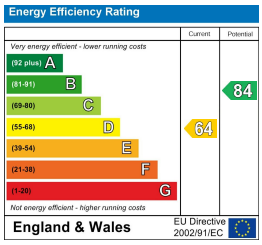


Floor Plan

Viewing

Please contact our Rugby Office
on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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